

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Use Permit 140A

DATE: October 29, 2002

SCHEDULED PLANNING COMMISSION MEETING: November 13, 2002

PROPOSAL: Modify the parking layout and add an outdoor garden sales area.

WAIVER REQUEST: Reduce the amount of required parking from 877 stalls to 729.

LAND AREA: 18.37 acres

CONCLUSION: Based upon the anticipated demand and operating characteristics of the use, adequate parking to accommodate the use will be provided with this amendment.

<u>RECOMMENDATION:</u>	Conditional Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 2, Block 1, Appian Way, Lancaster County, Nebraska.

LOCATION: Northwest of the intersection of South 91st Street and Highway 2.

APPLICANT/

OWNER: Menard, Inc.
4777 Menard Drive
Eau Claire, WI 54703
(715) 876-2828

CONTACT: Mark Lee
c/o Menard, Inc.
4777 Menard Drive
Eau Claire, WI 54703
(715) 876-2828

EXISTING ZONING: B-5 Planned Regional Business District

EXISTING LAND USE: Vacant, but graded in anticipation of construction.

SURROUNDING LAND USE AND ZONING:

North: Commercial under development

B-5

South:	Commercial under development	B-5
East:	Commercial under development	B-5
West:	Commercial under development	B-5

HISTORY:

ANN#01006-Approved November 5, 2001, annexed 245 acres into the City of Lincoln.

CZ#3320 - Approved November 5, 2001, changed the zoning on 98.8 acres east of relocated South 91st Street from AG to R-3.

CZ#3285 - Approved November 5, 2001, changed the zoning on 146.3 acres between South 84th and relocated South 91st Street north of Highway 2 from AG to B-5.

UP#140 - Approved November 5, 2001, for 825,400 square feet of commercial space, with the option to expand to 940,000 square feet provided that the total p.m. peak hour trips does not exceed 2,925.

PP#01006 - Appian Way Regional Center - Approved September 28, 2001, for 28 commercial lots and 8 outlots.

ANALYSIS:

1. As originally approved, Use Permit 140 allowed up to 940,000 square feet of commercial floor area, 184,000 of it allotted to Menards. The approved plan also showed 838 parking stalls on Lot 2 dedicated for use by Menards.
2. There are two components to this amendment. The first proposes to add a garden center overhang on the south end of the building, thereby increasing the floor area to 194,853 square feet. The second seeks to reduce the amount of off-street parking from 877 stalls to 729.
3.
 - The total floor area with the proposed addition requires 877 stalls to meet the B-5 parking requirement of 4.5 spaces per 1,000 square feet of floor area based upon a 194,853 square foot floor area.
 - The requested reduction to 729 spaces results in 3.7 spaces per 1,000 square feet of floor area.
 - The Menard's north location at North 27th and Superior Streets is a 170,400 square foot store with 641 parking spaces. This results in a ratio of 3.7 spaces per 1,000 square feet of floor area.

- The B-2 district requires 1 space per 300 square feet of floor area, or approximately 3.3 spaces per 1,000. This is the standard applied to Home Depot at South 70th and Highway 2.
- 4. The parking requirement for the B-5 district is an overall average based upon the range of uses allowed, which also takes into account such factors as open space and driving isles in the calculation of the minimum parking requirement. Understanding that this is an average, it is accepted that there may be uses allowed within the district that generate a higher parking demand that exceeds the number of spaces required, as well as those uses that generate a lower one. The approval of the original use permit, UP#140, provides 4,757 parking spaces, 684 more than the 4,073 spaces required by the Zoning Ordinance.
- 5. As noted in the applicant's letter, the size of the store is at least partially in response to the merchandise carried, which in many cases is larger and bulkier than typical retail merchandise. As a result, the parking generation demand is expected to be less when compared to general retail uses on strictly a total floor area basis.
- 6. There is room in the outside storage areas that can be counted as parking spaces, as this area is used by customers when picking-up merchandise. This further reduces the demand upon the parking lot in front of the store. This was acknowledged in the original site plan that was approved for this development, where credit for 34 spaces was allowed in this area, but which is not shown on this plan. Should Menard's vacate this building, subsequent uses must provide the required parking per LMC. The area around the building in the outside storage area could be converted to off-street parking if needed in that case as well.
- 7. The resolution approving the use permit for Appian Way contained a provision that allows the total floor area of the center to expand from 825,400 square feet up to a maximum of 940,000 square feet, provided the number of p.m. peak hour trips does not exceed 2,925. The increase in total floor area as a result of the garden center addition will count towards the total floor area allowed for Appian Way, as well as the maximum allowed peak hour trips. Each request for an increase in floor area in this center, including this one, must be evaluated against these criteria. The applicant must provide documentation demonstrating that the peak hour trips limit is not exceeded with this amendment.
- 8. There are concerns noted in the review from Public Works and Utilities, however that department does not object to this amendment based upon discussions held between City staff and the applicant.

CONDITIONS:

Site Specific:

1. After the applicant completes the following instructions and submits two copies of the documents and plans to the Planning Department and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:

- 1.1 Provide documentation that verifies the p.m. peak hour trips for Appian Way Regional Center does not exceed 2,925 with the proposed expansion.
 - 1.2 Revise the site plan to show a modified land use table that includes a column for p.m. peak trips.
2. This approval permits a 194,853 square foot building with a reduction to the parking requirement to allow 729 parking spaces.

General:

2. Before receiving building permits:
- 2.1 The permittee shall have submitted a revised and reproducible final plan including 5 copies.
 - 2.2 The construction plans shall comply with the approved plans.

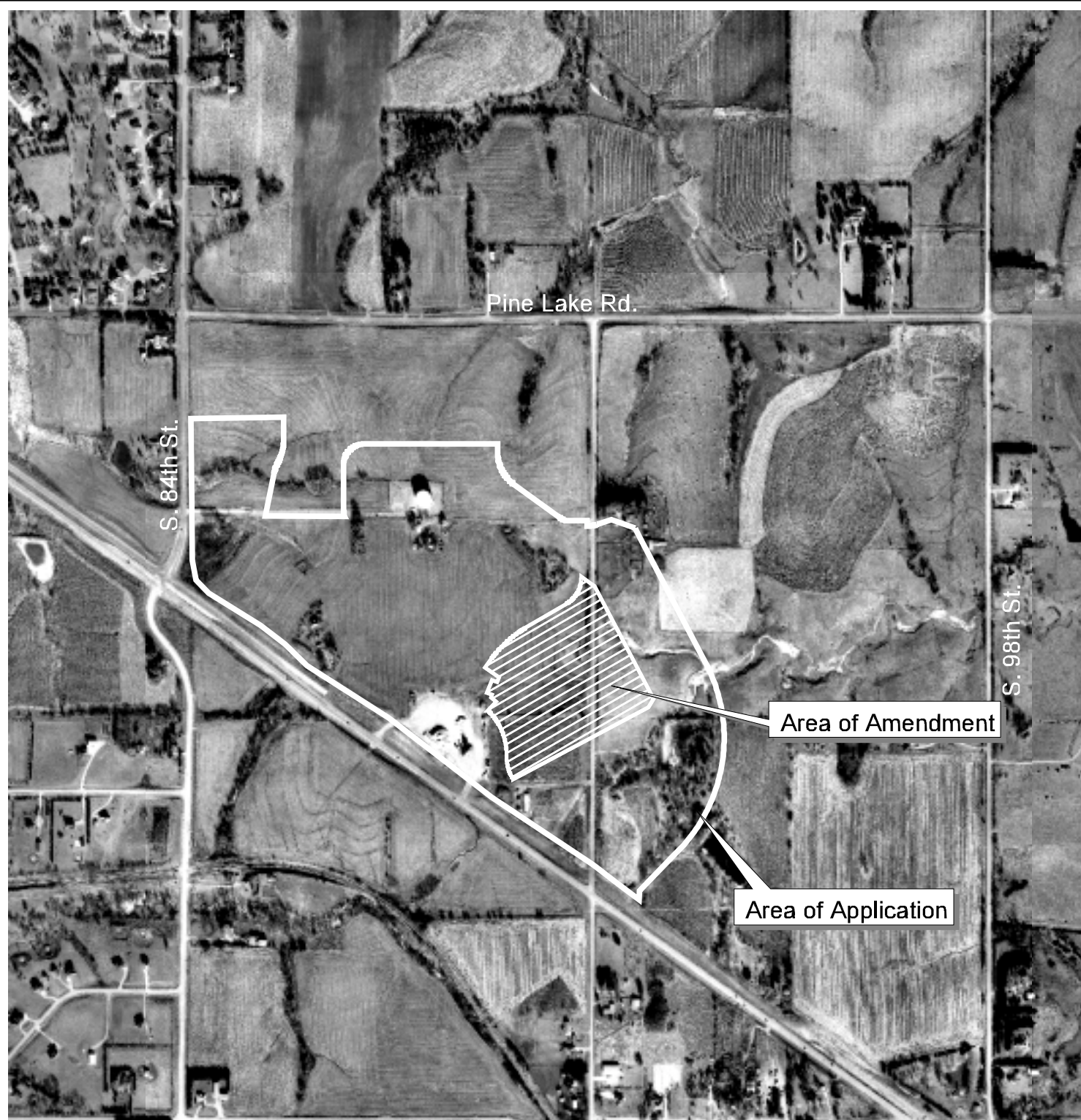
Standard:

3. The following conditions are applicable to all requests:
- 3.1 Before occupying the buildings all development and construction shall have been completed in compliance with the approved plans.
 - 3.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established association approved by the City Attorney.
 - 3.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.

- 3.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
- 3.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.
- 4. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

Prepared by:

Planner
Brian Will

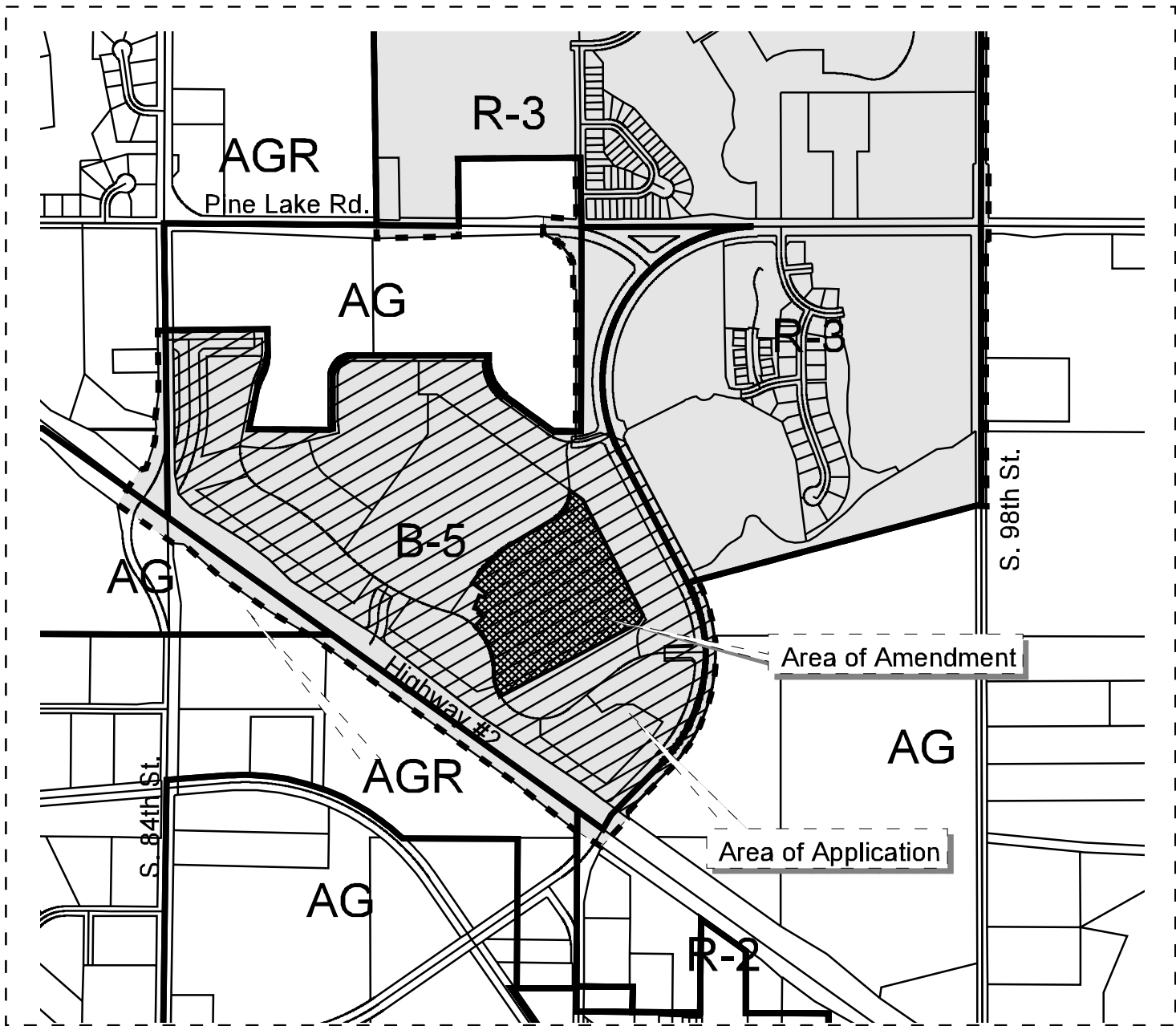


Use Permit #140A
S. 84th & HWY #2



Photograph Date: 1997

Lincoln City - Lancaster County Planning Dept.

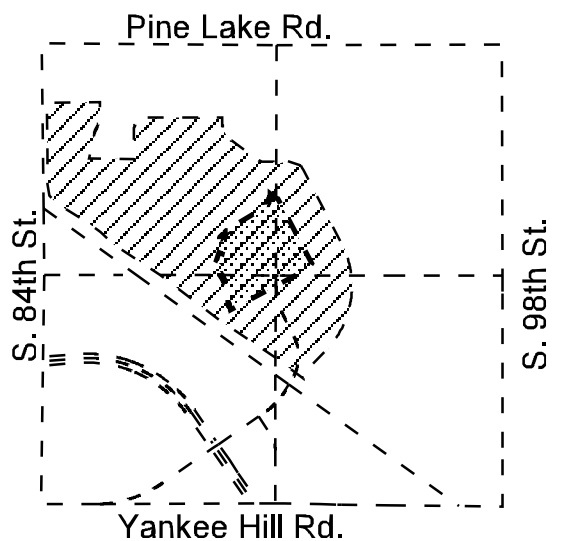
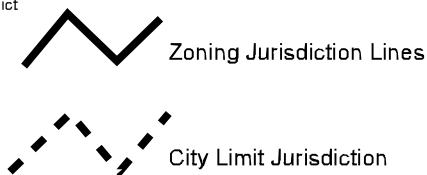


Use Permit #140A S. 84th & HWY #2

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 23 T9N R7E



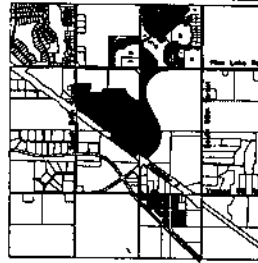
SUBSYSTEMS IDENTIFICATION

SANITATION CERTIFICATE
 I, WILLIAM STEVENSON Mayor of the City of San Francisco do hereby certify that the above named JOHN J. HARRIS is a resident of the City of San Francisco and is a member of the San Francisco Police Department.
 WITNESSED my hand and the seal of the City of San Francisco this 10th day of January 1914.
 Mayor

PRELIMINARY PLAT BOUNDARY CORNER DATA

Station	Angle	Distance	Bearing	Station	Angle	Distance	Bearing
1	101°15'00"	100.00	N 10°15'00" E	10	101°15'00"	100.00	N 10°15'00" E
2	101°15'00"	100.00	N 10°15'00" E	11	101°15'00"	100.00	N 10°15'00" E
3	101°15'00"	100.00	N 10°15'00" E	12	101°15'00"	100.00	N 10°15'00" E
4	101°15'00"	100.00	N 10°15'00" E	13	101°15'00"	100.00	N 10°15'00" E
5	101°15'00"	100.00	N 10°15'00" E	14	101°15'00"	100.00	N 10°15'00" E
6	101°15'00"	100.00	N 10°15'00" E	15	101°15'00"	100.00	N 10°15'00" E
7	101°15'00"	100.00	N 10°15'00" E	16	101°15'00"	100.00	N 10°15'00" E
8	101°15'00"	100.00	N 10°15'00" E	17	101°15'00"	100.00	N 10°15'00" E
9	101°15'00"	100.00	N 10°15'00" E	18	101°15'00"	100.00	N 10°15'00" E
19	101°15'00"	100.00	N 10°15'00" E	20	101°15'00"	100.00	N 10°15'00" E
21	101°15'00"	100.00	N 10°15'00" E	22	101°15'00"	100.00	N 10°15'00" E
23	101°15'00"	100.00	N 10°15'00" E	24	101°15'00"	100.00	N 10°15'00" E
25	101°15'00"	100.00	N 10°15'00" E	26	101°15'00"	100.00	N 10°15'00" E
27	101°15'00"	100.00	N 10°15'00" E	28	101°15'00"	100.00	N 10°15'00" E
29	101°15'00"	100.00	N 10°15'00" E	30	101°15'00"	100.00	N 10°15'00" E
31	101°15'00"	100.00	N 10°15'00" E	32	101°15'00"	100.00	N 10°15'00" E
33	101°15'00"	100.00	N 10°15'00" E	34	101°15'00"	100.00	N 10°15'00" E
35	101°15'00"	100.00	N 10°15'00" E	36	101°15'00"	100.00	N 10°15'00" E
37	101°15'00"	100.00	N 10°15'00" E	38	101°15'00"	100.00	N 10°15'00" E
39	101°15'00"	100.00	N 10°15'00" E	40	101°15'00"	100.00	N 10°15'00" E
41	101°15'00"	100.00	N 10°15'00" E	42	101°15'00"	100.00	N 10°15'00" E
43	101°15'00"	100.00	N 10°15'00" E	44	101°15'00"	100.00	N 10°15'00" E
45	101°15'00"	100.00	N 10°15'00" E	46	101°15'00"	100.00	N 10°15'00" E
47	101°15'00"	100.00	N 10°15'00" E	48	101°15'00"	100.00	N 10°15'00" E
49	101°15'00"	100.00	N 10°15'00" E	50	101°15'00"	100.00	N 10°15'00" E
51	101°15'00"	100.00	N 10°15'00" E	52	101°15'00"	100.00	N 10°15'00" E
53	101°15'00"	100.00	N 10°15'00" E	54	101°15'00"	100.00	N 10°15'00" E
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61	101°15'00"	100.00	N 10°15'00" E	62	101°15'00"	100.00	N 10°15'00" E
63	101°15'00"	100.00	N 10°15'00" E	64	101°15'00"	100.00	N 10°15'00" E
65	101°15'00"	100.00	N 10°15'00" E	66	101°15'00"	100.00	N 10°15'00" E
67	101°15'00"	100.00	N 10°15'00" E	68	101°15'00"	100.00	N 10°15'00" E
69	101°15'00"	100.00	N 10°15'00" E	70	101°15'00"	100.00	N 10°15'00" E
71	101°15'00"	100.00	N 10°15'00" E	72	101°15'00"	100.00	N 10°15'00" E

OCT 17 2002



LAND USE						
LOT	OWNER	PLANNED AREA CLZ.	USE	MIN. COVERING	PERCENT	AUTUAL STATUS
LOT 1						
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LOT 99						
LOT 100						

PRELIMINARY PLAT & LOTS FRONT
SITE PLAN

INTEREST & FINANCE
CLIMON ASSOCIATES
1115 LINCOLN HALL
LINCOLN, NE. 68501
PHONE: 474-4311

GENERAL NOTES

- [illegible]



OLSSON ASSOCIATES

00-004700b Greenville, SC
 1114 Llanoria High
 P.O. Box 5-0000
 Greenville, SC 29610
 403-674-6219

**APPLAN WAY
REGIONAL
CENTER**

SITE PLAN

LINCOLN
NEBRASKA
2002[illegible]

SHEET
1 OF 12

[illegible]

**PRELIMINARY PLAT & USE PERMIT
SITE PLAN**

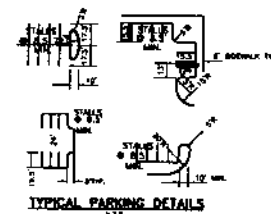
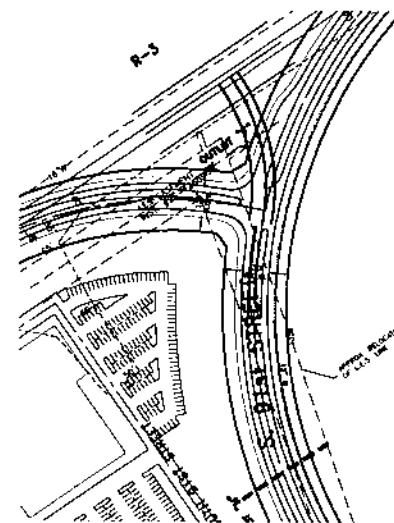
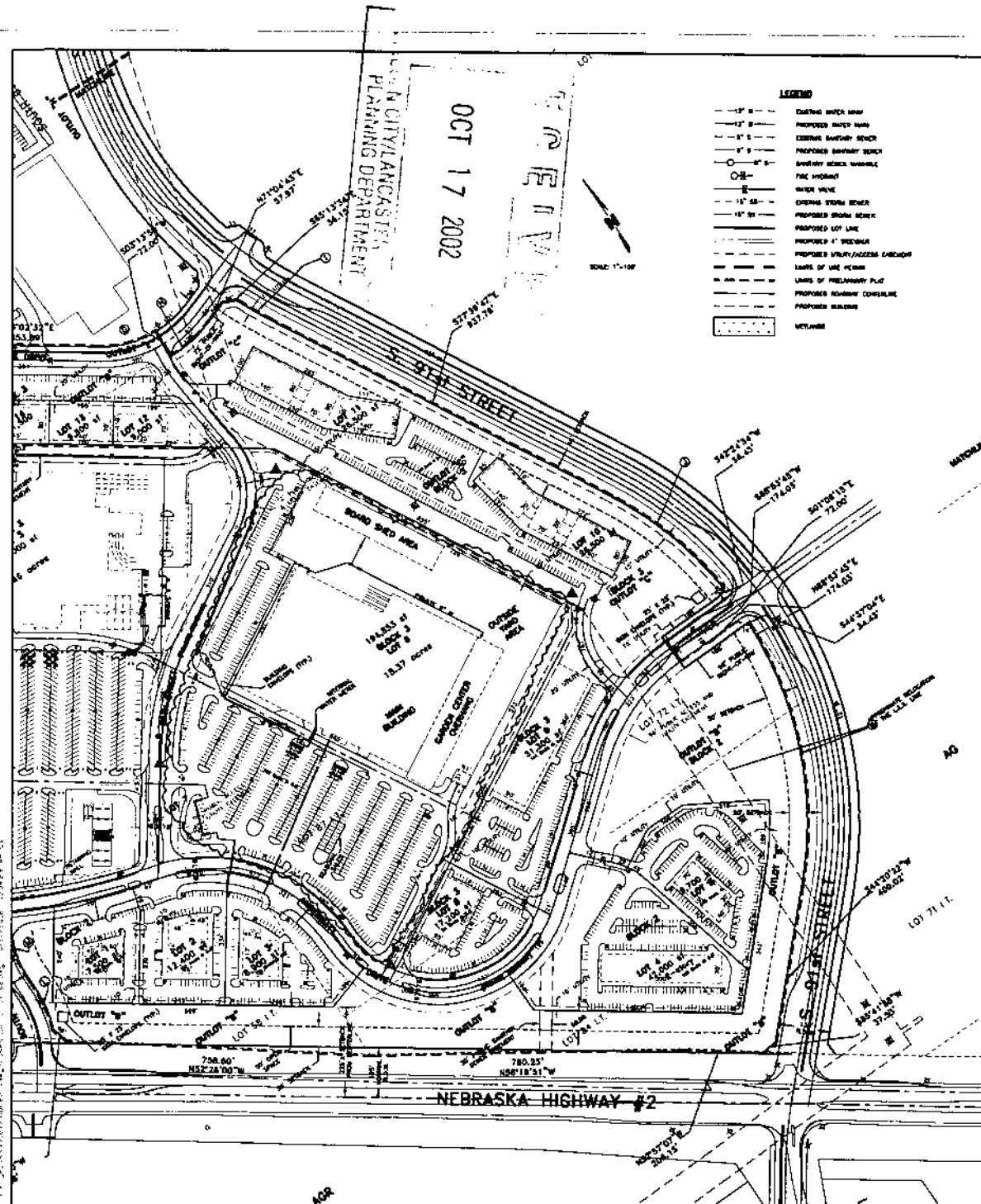
KENNEDY, JAMES
 1115 LAMARCA BLVD
 P.O. Box 24000
 Houston, TX 77201
 409-470-2141

APPIAN WAY
REGIONAL
CENTER

SITE PLAN

LINCOLN
NEBRASKA
2002

FROM: LEO SULL, 7404, S.E.
 CHANDLER LANE MCP, 2
 CHANDLER LANE MCP
 APPROVED: LEO SULL
 PROJECT NO: 80-1477
 DRAWING NO: 80-1477-1
 DATE: 1/1/81
 1st - 1/1/81
 2nd - 1/1/81
 3rd - 1/1/81
 4th - 1/1/81
 5th - 1/1/81
 6th - 1/1/81
 7th - 1/1/81
 8th - 1/1/81
 9th - 1/1/81
 10th - 1/1/81

[illegible]

	DATE	DESCRIPTION	AMOUNT	CHECK NO.	BALANCE
1	1/1/12	OPENING BALANCE	100.00		100.00
2	1/15/12	PAYROLL	50.00	101	50.00
3	1/20/12	RENT	25.00	102	25.00
4	1/25/12	UTILITIES	15.00	103	10.00
5	2/1/12	SALES	75.00	104	85.00
6	2/10/12	PAYROLL	50.00	105	35.00
7	2/15/12	RENT	25.00	106	10.00
8	2/20/12	UTILITIES	15.00	107	(5.00)
9	2/25/12	SALES	75.00	108	70.00
10	3/1/12	PAYROLL	50.00	109	20.00
11	3/10/12	RENT	25.00	110	(5.00)
12	3/15/12	UTILITIES	15.00	111	(20.00)
13	3/20/12	SALES	75.00	112	(15.00)
14	3/25/12	PAYROLL	50.00	113	(65.00)
15	4/1/12	RENT	25.00	114	(90.00)
16	4/10/12	UTILITIES	15.00	115	(105.00)
17	4/15/12	SALES	75.00	116	(30.00)
18	4/20/12	PAYROLL	50.00	117	(80.00)
19	4/25/12	RENT	25.00	118	(105.00)
20	5/1/12	UTILITIES	15.00	119	(120.00)
21	5/10/12	SALES	75.00	120	(45.00)
22	5/15/12	PAYROLL	50.00	121	(95.00)
23	5/20/12	RENT	25.00	122	(120.00)
24	5/25/12	UTILITIES	15.00	123	(135.00)
25	6/1/12	SALES	75.00	124	(60.00)
26	6/10/12	PAYROLL	50.00	125	(110.00)
27	6/15/12	RENT	25.00	126	(135.00)
28	6/20/12	UTILITIES	15.00	127	(150.00)
29	6/25/12	SALES	75.00	128	(75.00)
30	7/1/12	PAYROLL	50.00	129	(125.00)
31	7/10/12	RENT	25.00	130	(150.00)
32	7/15/12	UTILITIES	15.00	131	(165.00)
33	7/20/12	SALES	75.00	132	(90.00)
34	7/25/12	PAYROLL	50.00	133	(140.00)
35	8/1/12	RENT	25.00	134	(165.00)
36	8/10/12	UTILITIES	15.00	135	(180.00)
37	8/15/12	SALES	75.00	136	(105.00)
38	8/20/12	PAYROLL	50.00	137	(155.00)
39	8/25/12	RENT	25.00	138	(180.00)
40	9/1/12	UTILITIES	15.00	139	(195.00)
41	9/10/12	SALES	75.00	140	(120.00)
42	9/15/12	PAYROLL	50.00	141	(170.00)
43	9/20/12	RENT	25.00	142	(195.00)
44	9/25/12	UTILITIES	15.00	143	(210.00)
45	10/1/12	SALES	75.00	144	(135.00)
46	10/10/12	PAYROLL	50.00	145	(185.00)
47	10/15/12	RENT	25.00	146	(210.00)
48	10/20/12	UTILITIES	15.00	147	(225.00)
49	10/25/12	SALES	75.00	148	(150.00)
50	11/1/12	PAYROLL	50.00	149	(200.00)
51	11/10/12	RENT	25.00	150	(225.00)
52	11/15/12	UTILITIES	15.00	151	(240.00)
53	11/20/12	SALES	75.00	152	(165.00)
54	11/25/12	PAYROLL	50.00	153	(215.00)
55	12/1/12	RENT	25.00	154	(240.00)
56	12/10/12	UTILITIES	15.00	155	(255.00)
57	12/15/12	SALES	75.00	156	(180.00)
58	12/20/12	PAYROLL	50.00	157	(230.00)
59	12/25/12	RENT	25.00	158	(255.00)
60	1/1/13	UTILITIES	15.00	159	(270.00)

MENARD, INC.

October 17, 2002

Mr. Marvin S. Krout, Director
Lincoln Lancaster Planning Department
County-City Building
555 South 10th Street, Suite 213
Lincoln, NE 68508

Re: Appian Way Commercial Center
91st Street and Nebraska Highway #2
Amendment to Use Permit
OA Project No. 1999.0677, 2001.0350

Dear Mr. Krout,

We are requesting an "Amendment to the Use Permit" to modify the parking layout and counts for the Menards lot within the Appian Way Development. This will provide an area for the Menards site to incorporate an outdoor garden/sales area directly adjacent to the north and east sides of their building.

Enclosed, please find the following documents for the above-mentioned project:

1. Cover Sheet with Amendments, Sheet 1; 21 copies
2. Site Plan with Amendments, Sheet 3; 21 copies
4. City of Lincoln Zoning Application; "Use Permit; Amendment"
5. Filing fee for "Use Permit"; \$585.00.
6. Certificate of Ownership
7. 8 1/2" x 11" Reduced Drawings of the Site Plan

In addition, a supplemental letter will be sent to your office from Mr. Kelvin Korver, the overall site developer for the Appian Way Commercial Center. His letter will state his acceptance of the proposed waiver to the Preliminary Plat and Use Permit.

Within the B-5 District, Menard, Inc. is required to provide 4.5 spaces for every 1000 square feet of floor area. The floor area we calculated for this site consists of the items listed below:

▪ Main Building

Total Area =	162,340 ft ²
Utility Rooms =	699 ft ²
Total Area Used in Calculation =	161,641 ft ²



- Treated Board Warehouse

Total Area = 22,440 ft²
 Spaced Used for Parking = 7,636 ft²
 Total Area Used in Calculation = 14,804 ft²

- Garden Center/Contractor Loading Overhang

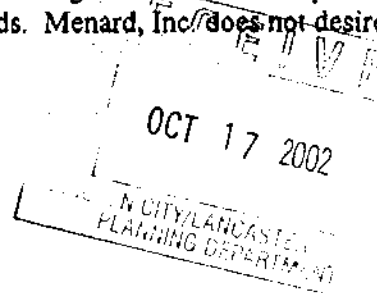
Total Area = 28,512 ft²
 Loading/Parking Space = 10,104 ft²
 Total Area Used in Calculation = 18,408 ft²

The Total Area for the entire property defined as "Floor Area" is equal to 194,853 ft². This floor area calculation requires the Menards Property to contain 877 stalls. For this Amendment we are proposing a waiver from the design standards to accommodate 729 stalls. The currently required parking count of 877 stalls is considerably greater than what is typically striped in similarly sized Menard stores within other municipalities. For purposes of comparison, we have set forth similarly sized Menards stores in other markets and the number of parking spaces striped at each respective store:

<u>Location</u>	<u>Stalls</u>	<u>Location</u>	<u>Stalls</u>
Anderson, IN	412	Baxter, MN	393
Bay City, MI	445	Bloomington, IN	515
Columbus, IN	535	Danville, IL	438
Defiance, OH	471	Dubuque, IA	435
Dundas, MN	397	Effingham, IL	441
Ft. Wayne West, IN	456	Germantown, WI	531
Glendale Heights, IL	457	Grand Forks, ND	503
Greenwood, IN	419	Heartland Crossing, IN	420
Jackson, MI	423	Johnson Creek, WI	467
Lima, OH	460	Lincoln, NE (existing store)	650
Marinette, WI	415	Mitchell, SD	424
Morton Grove, IL	412	Naperville, IL	494
Omaha, NE	441	Plainfield, IL	466
Rhineland, WI	418	Valparaiso, IN	418
West St. Paul, MN	455	Winona, MN	479
Yorkville, IL	456		

As the table set forth above demonstrates, the number of off-street parking spaces depicted on the proposed site plan is significantly greater than the number typically found in Menard, Inc.'s stores. As a retailer, Menard, Inc. is not about to under park for our proposed use. We know that to satisfy our parking we need approximately 400 parking spaces to be striped.

Pleased be advised that a great deal of sales items are bulky, sizeable goods that take up a large amount of square footage; thus, a square footage determination of parking spaces is not a good indicator of our actual parking needs. Menard, Inc. does not desire to pave



additional acres of land for parking that will never be utilized, just as the City of Lincoln likely does not want additional acres of unsightly, unused hard surface area paved for parking.

Please note that we have found that typically 15-25% of our customers are in the rear yard area at any given time, and do not require the use of storefront parking. In fact all guests accessing the Board Warehouse will actually be vacating spaces in front of the store as the Board Warehouse is designed for vehicular loading.

Lastly, in the event the use of the store ever changed to a more intensive use requiring greater parking, the yard area could be converted to parking. As a result, Lincoln should not be concerned that the site plan for Menard, Inc.'s proposed store does not meet the 4.5 spaces for every 1000 ft² of floor area requirement. Flexibility from this standard is warranted and advisable in this instance.

We look forward to working with you and your staff to develop a solution. Please contact us if you have any questions or require any additional materials.

Sincerely,



Mark Lee
Real Estate Associate

cc: Steve Clymer, AIA (Olsson Associates)
Jered Morris, EI (Olsson Associates)
Kelvin Korver

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October 18, 2002

SENT VIA FAX
(402) 441-6377

Lincoln-Lancaster County Planning Department
Attn: Abigail Davis
555 South 10th Street, Suite 213
Lincoln, NE 68502

RE: Lincoln South Menards
CUP Amendment

Dear Abby:

I am writing today per the request of Mark Lee of Menard, Inc. I wanted to let the city know that Eiger Corp. has reviewed the latest site plan. As the developer and owner of Appian Way Regional Center, Eiger Corp. hereby approves of the addition of the 72' overhang for the Menards Garden Center/Shipping Center and also approves a reduction in parking on the Menard Parcel to 729.

I believe that the proposed changes will be an improvement to the Menards Store and therefore have a positive effect on the center as a whole. Furthermore, I have no doubt that Menard, Inc. is going to provide adequate parking for its customers. Accordingly, I would encourage you to approved Menard, Inc.'s request for an Amended Conditional Use Permit.

If you have any questions, comments, or concerns, do not hesitate to contact me at the numbers below. Thanks.

Very Truly Yours,



Kelvin Korver
Eiger, Corp.
Phone: (402) 788-2572
Fax: (402) 788-2766

Cc:

1. Mark G. Lee via fax at (715) 876-2868
2. Jered Morris via fax at (402) 474-5160

M e m o r a n d u m

To: Brian Will, Planning Dept.
From: ^{BB} Bruce Briney, Public Works and Utilities
Subject: Use Permit #140A, Appian Way Commercial Center
Menards Store
Date: October 31, 2002
cc: Nicole Fleck-Tooze
Randy Hoskins

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the application for the amendment to Use Permit #140A to reduce the number of required parking stalls for the Menards store located in the Appian Way Commercial Center. Public Works has the following comments:

- Parking in the "Outside Yard Area" cannot be obstructed by delivery vehicles, loading/unloading operations or the storage of materials.
- The comparison chart submitted with the application for amendment to Use Permit #140A lists the number of parking stalls at each of 31 Menards stores but does not give the square footage of those stores so that an objective comparison can be made of parking spaces per 1,000 square feet of floor area.
- The comparison with the existing Lincoln Menards store on North 27th Street is not valid because that particular Menards store did not meet the required parking stall criteria and therefore, had to execute an interlocal agreement with the adjacent ShopKo store for joint use of ShopKo's parking facilities in order to meet Menard's minimum parking stall requirement. The parking lot of the North 27th Street Menards store appears to City staff to be consistently crowded and deficient in parking stalls.
- The argument that "a square footage determination of parking spaces is not a good indicator of Menards actual parking needs" because "a great deal of sales items are bulky, sizeable goods that take up a large amount of square footage" is not valid. Like conditions and requirements exist for other stores similar in operation and merchandise to Menards.
- The Appian Way Regional Center Preliminary Plat and Use Permit Site Plan lists in the Land Use chart a minimum of 877 required parking stalls and 729 actual stalls. The fact that the site plan shows 729 stalls in the Menards parking lot despite the requirement for 877 parking stalls appears to indicate that a decision was made to intentionally "under park" for the proposed use. It also appears that the request for an amendment to the Use Permit to modify the parking stall requirements is an attempt to justify this intentional under parking.
- The proposal to reduce the minimum required parking by 148 stalls is not warranted and approval of this request would set an undesirable precedent. Based upon prior conversations between the Planning Department and the site developer, Public Works will not object to this request for an Amendment to the Use Permit for the Appian Way Regional Center to waive the parking stall requirements. A formal request for this waiver should be submitted to the City Council.